

**ZONING BOARD OF APPEALS MINUTES
APRIL 23, 2015**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-079-14-15: To add accessory passenger vehicle sales to the existing repair operation.	525 West Avenue	5-0-0	APPROVED on condition
V-080-14-15: To install a 4' x 6' hanging sign and a 2' x 6' attached sign for "Goodman Hots and Pizzeria".	1709 Clifford Avenue	5-0-0	APPROVED with lesser relief
V-081-14-15: To install an 11' tall detached sign that provides LED gas pricing and has a sign face that is 5' x 4'.	994 St. Paul Street	HELD pending redesign of proposed sign	
V-082-14-15: To establish an outdoor seating area in front of the building for Roc Brewing Co.	54 S. Union Street	5-0-0	APPROVED with lesser relief and on condition
V-083-14-15: To install a driveway that is 10' x 29' and results in front yard parking.	59 Pollard Avenue	4-1-0	APPROVED on condition
V-084-14-15: To raise the roof of an existing two-family dwelling, thereby expanding a non-conforming use.	112 Southview Terrace	5-0-0	APPROVED on condition
V-085-13-14: To construct a 19,500 square foot, one-story brewery building (Three Heads Brewing).	186 Atlantic Avenue	5-0-0	APPROVED on condition

Zoning Board Members Present: D. O'Brien, J. O'Donnell, D. Carr, M. Tilton, E. Van Dusen
Absent: R. Khaleel

DISTRIBUTION:

L. Warren	B. Muhammed	D. Algarin	H. Washington	A. Guzzetta	Zoning Staff
G. Kirkmire	V. Wehbring	T. Mann	J. Brennan	NSC Administrators	

CONDITIONS:

V-079-14-15 (525 West Avenue):

- Landscaping must be provided at the northeast corner of the parcel.
- Existing landscape planters must be maintained.
- Parking spaces closest to Grover St. residences can only be used by employees.
- Employee parking must be clearly indicated either with signs or the words "employee parking" painted on the pavement, or both.
- Business signs must be brought into compliance.
- A business permit (and/or secondhand dealer's license) must be obtained.

- The Zoning Board is in support of the recommendation made in the May 20, 2014 Department of Environmental Services memo from Albert Giglio to Terry Mott, to reduce the driveway openings to 24', subject to review and approval by the Director of Planning and Zoning with regard to proper site planning requirements.
- If the curb cuts are reduced to 24' wide, the pipe rail must be extended between curb openings.

V-080-14-15 (1709 Clifford Avenue):

The applicant can install one sign only, the 4' x 6' projecting sign.

V-082-14-15 (54 S. Union Street):

- The sidewalk café is not permitted.
- The hours of operation for the outdoor seating are from 8:00 am to 10:00 pm.
- There can be a maximum of 20 people in the outdoor seating area.
- There can be no music or live entertainment.
- There can be no waitress service in the outdoor seating area.
- The benches along the north and south perimeter must be eliminated (i.e. only the benches shown on the elevation dated 06/13/12 that are adjacent to the tables are permitted).

V-083-14-15 (59 Pollard Avenue):

The landscaping shown on the site plan dated 04/16/15 must be installed.

V-084-14-15 (112 Southview Terrace):

Revised elevations must be submitted to the Director of Planning and Zoning for review and approval, including the following changes:

- The front porch must be restored to an open front porch, per the definition in the Zoning Code. The porch must also include stairs down to grade.
- Landscaping must be installed along the front of the house, to the north of the porch.
- The pattern of windows must meet the intention of the residential design guidelines in section 120-160 of the Zoning Code (e.g. two windows, spaced apart, on the second floor façade facing Southview Terrace; a double-hung window in the gable).

V-085-14-15 (186 Atlantic Avenue):

The masonry façade on the east elevation must be installed per the elevation drawing submitted at the hearing.